



**Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting**

March 19, 2014

6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 PM by Planning Board Chairman Ashley Tucker.

**Roll Call:** Jim Cole, Starr Leyva, Ken Knight, Rick Williams, Mark Curtis, Ron Homeyer, Ashley Tucker

**Staff present:** Administrator of General Services-John Sudduth, Senior County Planner-Michael McConnell, Planning Director-Rinke Singh, County Planner-Taylor Reamer, and Building Official-Glenn Tracy were present.

**Public Present:** 2 members of the public: Steve Long and Chris Collins (See attached sign in sheet for additional information)

**Disposition of Minutes:** Mr. Knight moved to approve the March 5, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Curtis. The motion carried 7-0.

**General Public Comment:** None

**Old Business:** None

**New Business:** None

Public Hearing adjourned at 6:02pm

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:03pm

**Old Business:**

- a. **Rogers Group Inc., Centerton Quarry, (#11-134), 15271 Burgin Valley Rd, Centerton, 18-11233-000. Represented by Chris Collins, 12381 Breezy Valley Rd., Prairie Grove, AR**

**Staff Report:** Staff gave a report on the 2011 Centerton Quarry project including an update on the 15 stipulations that were included in the approved project proposal. The project has been previously approved by the Planning Board; the applicant is requesting a one year extension for this project. Staff outlined the 15 stipulations that were included on this project, noting where the applicant had deficiencies. Permitting renewals and permit expirations were discussed. ADEQ permit for water and air quality are to expire on June 30, 2014 and the applicant is to submit a renewed permit to staff. There were also concern of the water lines crossing the subject land, agreements with the Benton/Washington Regional Public Water Authority have been established, and staff requests agreements from Centerton and Highfill Water Departments similar to

the agreement with the Benton/Washington Regional Public Water Authority to be obtained by the applicant. Stipulations of this project have been reviewed by staff and all stipulations are on-going or have been satisfied by the applicant. Stipulation number 14 provides the option to file for an extension in accordance with stipulation number 14. ADEQ General Quarry Authorization permit has expired September 29, 2013 the applicant is requested to provide an updated permit. Notification to abutting property owners has been sent out by the applicant. Staff requires a Floodplain Development Permit that is not stated in the stipulations due to the location of the subject property. There is concern from the Arkansas Health Department about the availability of suitable undisturbed land near the existing residential home on the property for the septic system. However, staff noted that the site plan identifies

**Applicant Comments:** None

**Board Comments:**

Mr. Collins stated that the meetings with the city water department would be done within 60 days to work on an agreement.

Mr. Knight asked the applicant for a cross-sectional diagram for this quarry to be provided at the Public Hearing.

Mr. Collins stated that he does have diagrams of over burden he can provide to the board.

Mr. Knight asked what type of blasting would occur at the quarry.

Mr. Collins stated that the blasting is contracted out to a professional blasting companies and ammonium-nitrate is the blasting agent commonly used.

Mr. Knight asked about the future plans for the quarry.

Mr. Knight asked why this site has been sitting undeveloped for so long.

Mr. Collins stated that the stagnation is market and competition driven.

Mr. Curtis asked about the road construction being completed or not.

Staff stated that the Bethlehem Road to the highway and the intersection is completed.

Mr. Curtis asked if there have been any technological improvements to minimize blasting impacts, mainly concerning the water lines.

Mr. Collins stated that there are new techniques to blasting that require fewer explosives to conduct the blasts. Drill patterns also can aid in decreasing the blast impacts on water lines.

Mr. Knight asked about the type of product will be produced at this location.

Mr. Collins stated that products would range from boulders to dust for all applications.

Mr. Curtis asked if Rogers Group would be the trucking company delivering the product.

Mr. Collins stated that independent truckers would be hauling the products and that the independent truckers would be dispatched to follow a certain route to and from the quarry, and that Burgin Valley Road would not be used.

Mr. Curtis further asked who will monitor that Burgin Valley Road will not be used by the truckers.

Mr. Collins confirmed that under contract the truckers would have to follow a specific route set by Rogers Group.

Mr. Tucker asked about the 200 foot riparian buffer around the property listed in stipulation number 10. Staff stated that the riparian buffer is shown around the perimeter on the site plan.

Mr. Tucker asked about the status of the expired permits that were listed by Ms. Singh.

Mr. Collins stated that an updated general dust permit has been submitted to staff, and the quarry authorization permit will be sent to staff.

Mr. Tucker asked if AHTD does not need to approve the new traffic mitigation plan, does stipulation number 4 needs to be amended to a completed status.

Mr. Curtis stated that there is concern about the Centerton Fire Department near the intersection of Bethlehem Road and Highway 102.

Ms. Singh stated that signage needs to be added by the county.

Mr. Tucker asked about the frequency of blasting at this quarry.

Mr. Collins stated that blasting will be once a week, twice a week, or 3 times per month it depends on the level of business. Blasting will not be a daily occurrence.

Mr. Tucker asked about the Floodplain Development permit.

Ms. Singh stated that a permit from Army Corps of Engineers and possibly ADEQ would need to be obtained before the county would issue the Floodplain Development permit.

Mr. Knight asked if the cross-sectional diagram included the municipal water lines.

Ms. Leyva asked if the new water lines from Highfill were included on this diagram.

Mr. Collins stated that he would submit a cross-sectional diagram to the board.

Mr. Sudduth asked about the reclamation bond listed in stipulation number 9 is this bond amount sufficient to reclaim a site like this one.

Mr. Collins confirmed that they have met ADEQ's requirements.

Ms. Singh stated that cities of Highfill, Decatur, and Centerton may have water lines running through the property.

Mr. Tucker noted that this application will be reviewed at the Public Hearing on April 2, 2014.

**New Business:** None

**Other Business:** None

**STAFF UPDATES:**

- a. J & D Liquor, (#13-337), 14199 E Hwy 12, Rogers, 18-03334-004

**Staff Comments:**

Staff stated that abutting property owners to the South of the subject property were concerned with the proposed vegetation screening and asked staff to follow up with the applicant to improve the screening. The applicant confirmed on March 14 that the owner is going to replace the lower portion of the landscape buffer

with a 6 foot board-on-board fence and maintain the tall landscape buffer. Staff also requested the applicant to submit a landscape plan which shows the wood fence and the landscape buffer.

**b. Area Lake Boat and Mini Storage, (#12-222) 14442 E Hwy 12, Rogers, 18-03350-000**

**Staff Comments:**

Staff stated that the trailer has been removed as of March 13.

**Board Comments:**

Mr. Curtis stated that the construction trucks were still on the property, also stated that the manufactured creek near the property is filled with debris not allowing water to flow down the creek.

Mr. Tucker asked if the creek was being filled by the debris from the clearing occurring on the property.

**c. Administrative Approvals:**

- i. Tumey Tract Split, (#14-374), 14961 Muldoon Drive, Rogers, 18-05194-002

**Staff Comments:**

Tract split into two 2.5 acre tracts.

**DISCUSSION ITEMS:**

**a. USA Metal site (#12-219), 13670 S Hwy 59, Siloam Springs, 18-13905-000**

- i. Leasee to operate a commercial carpet cleaning business in the existing building on site

**Staff Comments:**

Staff stated that applicant will be leasing a building on the property to operate a carpet cleaning business. Staff met with the applicant at the Development Review Committee about the operation of the business on this property. A subsequent meeting was scheduled on March 12 for March 18 to review the details of submission; however the applicant cancelled the meeting.

**b. Interdepartmental Review**

Mr. Sudduth stated the importance of the review to capture all the information about project proposals and aid the Planning Board in their decisions.

Staff noted that all applications including tract splits/variances will require interdepartmental review.

**Administrative Review:** None

Meeting Adjourned at 6:56pm

# Benton County Planning Board

## Sign-in Sheet

Date: 03/19/14

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